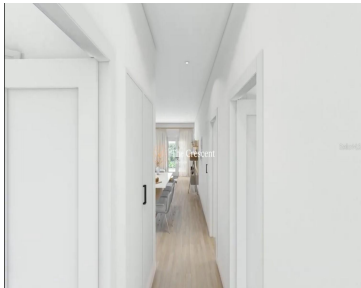


7446 EXCITEMENT DRIVE REUNION FL 34747

https://candiscarmichael.com



One or more photo(s) has been virtually staged. Under Construction. Under Construction. The best all-around investment properties in Orlando
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- 3 beds
- 2 baths
- Residential
- Condominium
- Active
- 1125 sq ft



Courtesy of

Listing Office: EXP REALTY LLC

Status: Active

Office ID: MFR261010944

MLS ID: MFRO6361796



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Email: RealtorCandis@gmail.com



Description

Virtual Tour: <https://www.propertypanorama.com/instaview/stellar/O6361796>

Basics

Unit Number: B5202	Bathrooms Full: 2
Date added: Added 2 hours ago	Category: Condominium
Type: Residential	Bedrooms: 3 beds
Bathrooms: 2 baths	Half baths: 0 half baths
Floors: 4 floors	Area, sq ft: 1125 sq ft
Lot size, sq ft: 203861 sq ft	Year built: 2025
UnitNumber: B5202	SubdivisionName: TERRACES AT REUNION A REP
ListOfficeName: EXP REALTY LLC	GarageSpaces: 1
ListAOR: mfrmls	

Location Details

Township: 25	Road Surface Type: Asphalt
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Property Features



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Interior Features: Elevator, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Thermostat

Flooring: Luxury Vinyl

Garage YN: Yes

Carport YN: Yes

Pets Allowed: Cats OK, Dogs OK

Roof: Built-Up, Shingle

Water Source: Public

Cooling: Central Air

Furnished: Unfurnished

Appliances: Built-In Oven, Cooktop, Dishwasher, Dryer, Electric Water Heater, Freezer, Refrigerator, Washer

Laundry Features: Inside, Laundry Closet

Garage Spaces: 1

Carport Spaces: 1

Exterior Features: Balcony, French Doors, Garden, Sidewalk, Tennis Court(s)

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Sewer Connected, Water Connected

Sewer: Public Sewer

Heating: Central

Property Details

Subdivision Name: TERRACES AT REUNION A REP

Levels: One

New Construction YN: Yes

Builder Model: LUCIA

Construction Materials: Block, Concrete

Parcel Number: 35-25-27-4896-0001-0C10

Direction Faces: North

Builder Name: LB Construction Of South Florida

Foundation Details: Slab, Stem Wall

Property Condition: Under Construction

Association Information

Association YN: Yes

Association Fee Includes: Guard - 24 Hour, Cable TV, Pool, Maintenance Grounds, Pest Control, Sewer, Water

Association Fee Frequency: Monthly

Community Features: Clubhouse, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s)

Fees&Taxes



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Tax Year: 2024

Tax Other Annual Assessment Amount: 3000

Tax Annual Amount: \$146,319

Tax Legal Description: TERRACES AT REUNION A REPLAT PB 17 PGS 105-106 A PORTION OF PARCEL C-1: COM AT THE MOST SWLY COR OF TRACT C, REUNION PH 2 PARCEL 1 & 1A PB 13 PGS 115-123, E 381.49 FT TO POC, CONC NWLY, RAD 300 FT, CENT ANG 35 DEG, (CH BEARING N 73 DEG 179.60 FT), NE LY ALONG CURVE 182.40 FT TO REV CURVE, CONC SWLY, RAD 763 FT, CENT ANG 04 DEG, (CH BEARING N 57 DEG E 55.78 FT), NELY ALONG CURVE 55.79 FT TO POB; & POC, CONC SELY, RAD 763 FT, CENT ANG 02 DEG, (CH BEARING N 61 DEG E 33.13 FT), NELY ALONG CURVE 33.1 3 FT TO NON-TAN CURVE, CONC ELY, RAD 33.50 FT, CENT ANG 19 DEG, (CH BEARING S 18 DEG E 11.24 FT), SLY ALONG CURVE 11.29 FT, S 28 DEG, (CH BEARING S 14 DEG E 54.90 FT), SLY ALONG CURVE 55.46 FT, S 9.47 FT TO POC, CONC NELY, RAD 13.50 FT, CENT ANG

Tax Lot: 1

Rooms

Room type	Dimensions	Level	Length	Width
Primary Bedroom	12x13	First	13	12
Bedroom 2	10x11	First	11	10
Bedroom 3	10x11	First	11	10
Bathroom 1		First		
Bathroom 2		First		
Kitchen	13x14	First	14	13
Living Room	10x14	First	14	10
Dining Room	10x14	First	14	10

Amenities & Features

Waterfront available: No

AttachedGarageYN: No

PoolPrivateYN: No

CommunityFeatures: Clubhouse, Dog Park, Fitness Center, Gated Community - Guard, Golf Carts OK, Golf, Park, Playground, Pool, Restaurant, Sidewalks, Tennis Court(s)

Utilities: BB/HS Internet Available, Cable Available, Electricity Connected, Sewer Connected, Water Connected

Amenities: Built-In Oven, Cooktop, Dishwasher, Dryer, Electric Water Heater, Freezer, Refrigerator, Washer

GarageYN: Yes

FireplaceYN: No

Cooling: Central Air

ExteriorFeatures: Balcony, French Doors, Garden, Sidewalk, Tennis Court(s)

Features: Elevator, High Ceilings, Kitchen/Family Room Combo, Living Room/Dining Room Combo, Open Floorplan, Primary Bedroom Main Floor, Thermostat

Building Details

NewConstructionYN: Yes

Exterior material: Block, Concrete

Heating: Central

Roof: Built-up, Shingle

Miscellaneous

Ownership: Fee Simple

Occupant Type: Vacant

Showing Requirements: Appointment Only, Call Listing Agent



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